

HUD Median Income Limits

Year 2000 Median Income Limits

Median Income Limits								
Number of Persons in Household	1	2	3	4	5	6	7	8
HUD Median Income	\$58,000	\$66,200	\$74,500	\$82,800	\$89,400	\$96,000	\$102,672	\$109,296
30% of Median	\$17,388	\$19,872	\$22,356	\$24,840	\$26,827	\$28,814	\$30,802	\$32,789
40% of Median	\$23,184	\$26,496	\$29,808	\$33,120	\$35,770	\$38,419	\$41,069	\$43,718
50% of Median	\$28,980	\$33,120	\$37,260	\$41,400	\$44,712	\$48,024	\$51,336	\$54,648
60% of Median	\$34,776	\$39,744	\$44,712	\$49,680	\$53,654	\$57,629	\$61,603	\$65,578
70% of Median	\$40,572	\$46,368	\$52,164	\$57,960	\$62,597	\$67,234	\$71,870	\$76,507
80% of Median	\$46,368	\$52,992	\$59,616	\$66,240	\$71,539	\$76,838	\$82,138	\$87,437

Year 2004 Median Income Limits

Median Income Limits								
Number of Persons in Household	1	2	3	4	5	6	7	8
HUD Median Income	\$59,350	\$67,850	\$76,300	\$85,400	\$91,600	\$98,350	\$105,152	\$111,936
30% of Median	\$17,934	\$20,496	\$23,058	\$25,620	\$27,670	\$29,719	\$31,769	\$33,818
40% of Median	\$23,912	\$27,328	\$30,744	\$34,160	\$36,893	\$39,626	\$42,358	\$45,091
50% of Median	\$29,890	\$34,160	\$38,430	\$42,700	\$46,116	\$49,532	\$52,948	\$56,364
60% of Median	\$35,868	\$40,992	\$46,116	\$51,240	\$55,339	\$59,438	\$63,538	\$67,637
70% of Median	\$41,846	\$47,824	\$53,802	\$59,780	\$64,562	\$69,345	\$74,127	\$78,910
80% of Median	\$47,824	\$54,656	\$61,488	\$68,320	\$73,786	\$79,251	\$84,717	\$90,182

Methodology:

1. The Falls Church median income limits are based on the HUD median income established for the Washington, DC-MD-VA PMSA annually.
2. The HUD Median Income for a family of four is the base for calculations of median income limits for all other levels.
3. To calculate the % of median income limits, the HUD median income for a family of four (\$85,400) was multiplied by 50, 60, 70, and 80%. Those numbers were then plugged into the median income limits for a family of four for each of those percentage groups (e.g., $\$85,400 \times 50\% = \$42,700$; \$42,700 is the 50% median income limit for a family of four).
4. To adjust the median income limits for family size, the four-person income limit was reduced by 10% for each family size lower than four persons; for households larger than four persons, the four-person limit was increased by 8%. For example, the 3-person income limit is 90% of the four-person income limit and the two-person income limit is 80% of the four-person income limit. The five-person income limit is 108% of the four-person income limit and the six-person income limit is 116% of the four-person income limit.